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Sussex County Planning & Zoning Commission

AGENDA

January 3, 2024

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – November 9, 2023

Public Comment

Other Business

S-23-27 Toback Flex Park HW
Revised Preliminary Site Plan

S-23-57 Lands of James R. Powell & Judy R. Powell BM
Revised Preliminary Site Plan

Lands of Dean P. Anderson, Monica C. Johnson, & Paul I. Anderson HW
Minor Subdivision Plan off of a 25-ft Easement

Lands of Jessica Didomenicas Brooks HW
Minor Subdivision Plan off of a 30-ft Easement

Lands of Heather L. Malone HW
Minor Subdivision Plan off of a 50-ft Easement

Lands of Theresa A. Robinson BM
Minor Subdivision Plan off of a 50-ft Easement

Old Business

C/U 2447 Elk Development, LLC BB
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for solar arrays to be located on certain parcels of land lying and being in Broad



Creek Hundred, Sussex County, containing 51.83 acres, more or less. The properties are lying on the east side of River Road (S.C.R. 490), at the intersection of Morgan Branch Road and River Road (S.C.R. 490). 911 Addresses: N/A Tax Map Parcels: 132-1.00-5.00 (p/o) & 132-6.00-78.03.

2022-26 Ballenger Subdivision (F.K.A Warrington)

HW

A cluster subdivision to divide 53.54 acres +/- into one hundred and six (106) single-family lots, to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The properties are lying on the south side of Hollymount Road (S.C.R. 48), approximately 0.4 mile east of Beaver Dam Road (Rt. 23). 911 Address: 30558 Hollymount Road, Harbeson. Tax Map Parcels: 234-11.00-103.00 & 103.01. Zoning District: AR-1 (Agricultural Residential).

C/U 2401 OA Sundance Club, LLC

BM

An Ordinance to grant a Conditional Use of land in a GR General Residential District for multi-family (180 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 48.36 acres, more or less. The property is lying on the northeast corner of Old Mill Road (Rt. 349), and the southwest corner of Railway Road (S.C.R. 350), at the intersection of Railway Road (S.C.R. 350) and Old Mill Road (Rt. 349). 911 Address: N/A. Tax Map Parcel: 134-12.00-74.01.

Recess

Public Hearings

C/U 2436 Toney & Charletta Floyd

BM

An Ordinance to grant a conditional use of land in a GR General Residential District for a business for the storage and hauling of dirt and gravel, and the storage of work equipment and trucks to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.31 acres more or less. The property is lying on the northeast side of Hershel Davis Road, approximately 0.42 mile northeast of Oak Orchard Road (Rt. 5). 911 Address: 32404 Hersel Davis Road, Millsboro. Tax Map Parcel: 234-29.00-274.02.

C/Z 1992 Reed Properties, LLC

BB

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for certain parcels of land lying and being in Broadkill Hundred, Sussex County, containing 2.99 acres, more or less. The property is lying on the west side of Gravel Hill Road (Rt. 30), approximately 300 feet south of Milton Ellendale Highway (Rt.16), and the south side of Milton Ellendale Highway (Rt. 16), approximately 300 ft. west of Gravel Hill Road (Rt. 30). 911 Address: 14742 Gravel Hill Road, Milton. Tax Map Parcel: 235-13.00-29.01.

C/Z 1993 Ocean One Holdings, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a portion of a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 64.85 acres, more or less. The property is lying on the west side of Coastal Highway (Rt. 1), and the southeast side of Broadkill Road (Rt. 16), at the intersection of Coastal Highway (Rt. 1) and Broadkill Road (Rt. 16). 911 Address: N/A. Tax Map Parcel: 235-8.00-39.00 (p/o).

C/Z 1998 Louis, Janet & William Melton

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR General Residential District to a B-2 Business Community District for certain parcels of land lying and being in Baltimore Hundred, Sussex County, containing 2.11 acres, more or less. The properties are lying on the southwest side of Old Mill Road (S.C.R. 349) and the northwest corner of Railway Road (S.C.R. 350), at the intersection of Railway Road (S.C.R. 350) and Old Mill Road (S.C.R. 349). 911 Address: 36294, 36306, & 36328 Old Mill Road, Ocean View & N/A. Tax Map Parcels: 134-12.00-73.00, 73.01, 73.02, & 73.03.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 27, 2023, at 11:30 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M on Tuesday, January 2, 2024.

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